



**GRASSROOTS**

REALTY GROUP

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6, 1729 34 Avenue SW  
Calgary, Alberta

MLS # A2306679



**\$549,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

**\*\* Open House, Sun, May 3, 1-3pm \*\*** Move quickly on this exceptional value in Altadore. Offering over 2,000 total sq ft, this 3-bedroom, 3-bathroom townhome delivers the space and layout buyers are looking for in one of Calgary's most in-demand inner-city communities. The main floor is bright and functional with hardwood flooring, high ceilings, and a gas fireplace that anchors the living space. The kitchen is designed for everyday ease with granite countertops, stainless steel appliances, ample storage, and a breakfast bar. A convenient 2-piece bath completes the level. Upstairs, you'll find two well-sized bedrooms, one with a walk-in closet, a full 4-piece bathroom, and upper-level laundry. The top floor is a standout feature, offering a full-floor primary retreat with a walk-in closet, Juliet balcony, and a spacious 5-piece ensuite including dual sinks, a soaker tub, and separate shower. The tandem 2-car attached garage provides secure parking for two vehicles, plus there's additional storage space in the partially finished basement. Set in a prime location close to River Park, Sandy Beach, Marda Loop, schools, shopping, and transit, with quick access to downtown. With this combination of size, layout, and location, this is a smart buy for anyone looking to get into Altadore at a compelling price.